

<b>Item No.</b> 20.	<b>Classification:</b> Open	<b>Date:</b> 22 July 2014	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Gateway 1 Abbeyfield Estate HINE (Maydew House) Works	
<b>Ward(s) or groups affected:</b>		Rotherhithe	
<b>Cabinet Member:</b>		Councillor Richard Livingstone, Housing	

## **FOREWORD – COUNCILLOR RICHARD LIVINGSTONE, CABINET MEMBER FOR HOUSING**

The 2010-2014 cabinet considered a number of reports concerning the high level of investment needed for Maydew House, culminating in the approval of enhanced refurbishment works in March 2012. This report develops the vision for these works and considers the procurement strategy required to start work next March to ensure that Maydew House is a building that we, and more importantly the returning and new tenants and residents, can be proud of.

Officers have worked with tenants and residents of the estate to develop this vision, which is set out in detail in paragraph 11. This includes building additional floors on top of the block to help finance the extensive work needed, the provision of a new home for the Bede Centre and building new housing on the site of the current Bede Centre. The safety of residents will be much improved through the state of the art security measures to be put in place, removal of asbestos and new arrangements to enhance fire safety.

## **RECOMMENDATIONS**

### **Recommendations for the Cabinet**

1. That cabinet approves the procurement strategy outlined in this report for the Abbeyfield Estate HINE (Maydew House) works contract at an estimated value of £22m for an estimated period of 208 weeks.
2. That cabinet notes that there are estimated internal and external fees of £2.2m making a total estimated scheme cost of £24.2m.

### **Recommendation for the Leader**

3. That the leader of the council delegates authority to the cabinet member for housing to award the contract for the reasons set out in paragraph 17 below, subject to an update being provided to cabinet on progress with this procurement in December 2014.

## **BACKGROUND INFORMATION**

4. Cabinet approved the enhanced refurbishment works to Abbeyfield Estate on 20 March 2012 following an extensive options appraisal consultation process managed by regeneration on the future of the estate with key stakeholders and a

deputation from residents on the Estate to cabinet. The options appraisal process included a desktop review of officer held information on the blocks, external and internal surveys by MACE, production of relevant options for the blocks and the subsequent pricing of these options by Potter Raper Partnership and regeneration conducting a series of events and open days to obtain and gauge feedback from residents.

5. The options appraisal followed on from previously shelved contracts for asbestos removal which identified the need for Maydew House to be decanted due to the levels of asbestos contained within the block and for the fact that the communal heating and hot water infrastructure needed full replacement. As such Maydew House has required a large amount of investment for a number of years and the building fabric has been in decline whilst the council decided the future of the block.
6. Abbeyfield Estate falls within Area 2 for major works and it was intended that all major refurbishment works in the Bermondsey and Rotherhithe areas be allocated to the council's Major Works partnering contract for Lot 2 - Wates Construction Ltd (WCL) during the anticipated initial 5 year duration of that contract running to 2015.
7. Unfortunately, the Major Works partnering contract for Lot 2 with WCL was ended by mutual agreement on 18 June 2012. Temporary arrangements (approved on 11 May 2012) were put in place with the reserve contractor, Keepmoat Regeneration (Apollo) Ltd, to deliver urgent works pending the tendering of future projects in Area 2. The refurbishment of Damory and Thaxted Houses will be delivered by Keepmoat Regeneration (Apollo) Ltd in order to mitigate delays for the residents in these 2 blocks.
8. Following meetings with residents, local Tenants and Residents Associations (TRAs) and council officers, extensive major improvements to the fabric of Maydew House and the surrounding areas have been identified as possible- with the potential to build additional floors on top of the block and to potentially re-provide the Bede (local learning and disability centre) facility within the curtilage of Maydew House and redevelop the area currently occupied by Bede for new council housing.
9. Discussion with the cabinet member for housing led to the major works team being granted approval to explore the options set out above and the design team are currently evaluating these options and in depth structural surveys are under way to ensure the existing structure can accommodate the extra storeys. The ongoing consultation, survey and design work will continue up to the issue of tenders at which point the project board will require approval from the cabinet member for housing for the inclusion in the tender documentation of any works over and above those approved by cabinet in March 2012 as indicated in paragraph 14.
10. The additional works to Maydew House are to be self funded by sale of a proportion of the newly created flats in line with the funding arrangement agreed by cabinet for the Aylesbury Estate project. The new build on the land freed up by relocating the Bede is to form part of the first tranche of 1000 new council homes the council are committed to deliver and will be funded accordingly.
11. The specific works proposed are as follows:

- a. extensively strip out the interior of the entire 23 floor tower block and take it back to the core concrete frame
  - b. remove all asbestos materials from all aspects of the building in a safe and controlled fashion by qualified asbestos removal contractors
  - c. fit 2 new lifts and component parts to high current standards of manufacture to the existing lift shafts with the ability to be extended upwards
  - d. fit a new state of the art goods lift, if applicable, to the opposite end of Maydew House to service the entire block
  - e. build possibly up to 6 new floors on top of the existing structure of Maydew House to accommodate additional residential units built to a very high standard of workmanship and high level of materials
  - f. all works and all aspects thereof, to be designed to a very high standard using modern compliant guidelines and regulations
  - g. to demolish the current Bede Centre and relocate it within the boundaries of the newly designed Maydew House possibly nearest to Southwark Park
  - h. to demolish the current concrete slabbed very large podium area, and the garages beneath it
  - i. to design and construct a new build block of flats for residential purpose, size has yet to be determined, subject to planning permission, and funding streams, on and around the site of the existing Bede Centre and podium areas
  - j. to create adequate car parking and cycle facilities which will be commensurate with the refurbished modernisation of Maydew House and the new build block
  - k. subject to planning and parks regulations to create an access directly into Southwark Park
  - l. to fully and extensively design and create a state of the art cladding design for the exterior of Maydew House, to provide an “eye catching” visual land mark project
  - m. to provide sympathetic hard and soft landscape areas to be in-keeping with the newly refurbished and new build Maydew House, new build block and surrounding areas
  - n. the implementation of state of the art door entry systems for the entire block and new build block
  - o. the implementation of a state of the art security CCTV system covering both internally and externally all areas
  - p. comply with all current fire regulations as part of the design
  - q. new waste disposal system to incorporate environmentally friendly factors
  - r. Refurbish the concierge area and facilities to facilitate an enhanced concierge service to the block on completion.
12. The works to Maydew House requires the block to be vacated and the re-housing of all tenants of this block has been ongoing since cabinet’s approval on 20 March 2012 and the current re-housing programme will see the block being empty by January 2015.
  13. The estimated length of this contract is 208 working weeks.
  14. The additional works over and above the cabinet approval on 20 March 2012 are subject to ongoing design and will require approval by both planners in terms of general design and aesthetics and officers within housing in terms of the facilities to be provided, room sizes and the like as well as building control in respect of fire safety issues and the application of the building regulations. As the overall project progresses and prior to award of the contract the aforementioned issues will be addressed and resolved and at each stage the cabinet member for

housing will be appraised by the project board in order that he can authorise progression of the project.

15. The internal and external fees are estimated at £2.2m (based on 10% of the total estimated initial works costs).
16. The appointment of Calfordseaden LLP (Calfordseaden) was the subject of an order from the council's Long Term Agreement. Calfordseaden have extensive experience of estate and area regeneration and have recently project managed the Bermondsey Spa Regeneration for Hyde Housing within Southwark. This report covers the procurement strategy for the works contract only.
17. As set out in paragraph 12 above, Maydew House will be empty in January 2015. In order to ensure a prompt commencement to works and not to leave the council in a position of having a large block of flats empty with no works ongoing and security costs being incurred, it is recommended that the leader delegates the award of the contract to the cabinet member for housing which will ensure a streamlined and prompt award of the contract thus facilitating a prompt commencement on site.

### **Summary of the business case/justification for the procurement**

18. As set out in paragraph 6 above, these works were programmed for delivery under the Major Works partnering contract for Lot 2 with WCL but due to this contract being ended by mutual agreement on 18 June 2012, a competitive procurement route needs to be undertaken for these works.

### **Market considerations**

19. Calfordseaden have advised that in their professional opinion and experience there are sufficient contractors in the market place to tender and the current market is very competitive.

### **KEY ISSUES FOR CONSIDERATION**

#### **Options for procurement route including procurement approach**

20. The council's major works team considered the following options before determining the procurement strategy set out in this report:
  - **The council does nothing** – this is not an option for the council as works are required as set out in paragraphs 4 and 5 above.
  - **Use of the Major Works Partnering contract** – as explained in paragraph 6 of this report, there is no longer the provision to deliver work under this contract for the Bermondsey and Rotherhithe areas.
  - **Provide the works in-house** - there is no resource or expertise that exists within the council to undertake this type of works.
21. As none of the above options are viable, it is recommended that an EU restricted tender process is carried out to procure these works.

**Proposed procurement route**

22. This procurement will be carried out in accordance with an EU restricted procedure. In response to the OJEU notice, companies interested in tendering will be required to formally express an interest in order to receive a Pre-Qualification Questionnaire (PQQ).

**Identified risks for the procurement**

23. The table below identifies a number of risks associated with this procurement, the likelihood of occurrence and the control in place to mitigate the risks:

<b>R/N</b>	<b>Risk Identification</b>	<b>Likelihood</b>	<b>Risk Control</b>
R1	Challenges to procurement outcome	Low	Ensure robust procurement in line with EU procurement regulations.
R2	Tenderer is not financially secure.	Low	Ensure PQQ document is drafted to ensure only financially sound companies are shortlisted for tender. Ensure further external financial risk analysis is obtained during the tender analysis period.
R3	Procurement process is delayed.	Low	Effective procurement project management.
R4	Poor performance or poor quality workmanship of successful contractor when awarded.	Low	Regular meetings to review performance schedule from the outset of the work with successful contractor.  Establish processes of quality control and works inspections before sign off.  The contract will include a 12 month defects liability period for all works undertaken and the new build elements will be subject to an extended warranty such as that provided by the National House Building Council (NHBC)  The contractor will be managed by an experienced team led by Calfordseaden whose recent experience includes the Bermondsey Spa Regeneration project for Hyde Housing

24. A Performance Bond is required for this scheme and retention will be held as the works progress.

25. A Parent Company Guarantee will be required if the successful contractor has a parent company.

## Key/non-key decisions

26. This deals with a strategic procurement and this report is therefore a key decision.

## Policy implications

27. Planning approval is required for these works and outline planning approval will be sought prior to the invitation to tender (ITT) being issued.
28. Building control approval will be sought from the council's building control department at relevant stages as the design and work proceeds. The successful contractor will not be allowed to seek building control authority from anyone other than the council's building control department.

Activity	Complete by:
Forward Plan	
DCRB Review Gateway 1 CCRB Review Gateway 1	16 June 2014 19 June 2014
Notification of forthcoming decision–despatch of cabinet agenda papers	10 July 2014
Approval of Gateway 1: Procurement strategy report	22 July 2014
Scrutiny Call-in period and notification of implementation of Gateway 1 decision	1 Aug 2014
Issue Notice of Intention	N/A
Completion of tender documentation	1 Aug 2014
Advertise the contract	4 Aug 2014
Closing date for expressions of interest	4 Sept 2014
Completion of short-listing of applicants	30 Sept 2014
Invitation to tender	6 Oct 2014
Closing date for return of tenders	19 Nov 2014
Completion of any interviews	26 Nov 2014
Completion of evaluation of tenders	5 Dec 2014
Issue Notice of Proposal	N/A
Forward Plan	23 July 2014
DCRB Review Gateway 2 CCRB Review Gateway 2	7 Dec 2014 19 Dec 2014
Notification of forthcoming decision – despatch of cabinet agenda papers	
Approval of Gateway 2: Contract Award Report	31 Dec 2014
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	19 Jan 2014

## Procurement Project Plan (Key Decisions)

Alcatel Standstill Period (if applicable)	3 Feb 2015
Contract award	20 Feb 2015
TUPE Consultation period	N/A
Place award notice in Official Journal of European (OJEU)	27 Feb 2015
Contract start	2 Mar 2015
Contract completion date	25 Feb 2019
Contract completion date – (if extension(s) exercised)	N/A

### TUPE/Pensions implications

29. TUPE should not apply to the appointment of a contractor to deliver these refurbishment works to Abbeyfield Estate. This is a new contract for single specific works and there is currently no existing contractor nor are there any council staff delivering the work which is the being tendered. TUPE should not apply on the expiry of the contract as the works will have been completed. TUPE implications would need to be reviewed should there be a change of contractor during the project term.

### Development of the tender documentation

30. Calfordseaden will be responsible for developing a full specification and outline design for the works and producing a bill of quantities to supplement the full design in order to enable the works to be tendered.
31. The form of contract to be used is JCT Design and Build 2011, which will be subject to amendments as directed by the council's legal services department and will be executed under seal.
32. The finalised tender documentation will be signed off by the project board detailed in paragraph 53 and 54 before the ITT is sent out.

### Advertising the contract

33. The contract will be advertised by way of an official notice that will be published in the official Journal of the European Union (OJEU).
34. After publication of the OJEU notice, an advert will also be placed on the council's website.

### Evaluation

35. The PQQs returned will be evaluated by a panel comprising the council's area project manager, the council's investment manager and representatives from Calfordseaden. The selection process will be an evaluation of each contractor's economic and financial standing and their technical knowledge, accreditation, experience and ability and capacity to do the work.
36. The council's standard evaluation criterion is based on 70% price and 30% quality and the tenders when received, will be evaluated on this basis. The

methodology of the evaluation and the criterion to be evaluated will be agreed with the procurement and legal services sections to ensure the legality and robustness of the tender process.

37. Price evaluation will be undertaken by Calfordseaden's quantity surveyor (QS) and quality will be evaluated by a panel comprising the council's project contract manager, the council's area project manager, a representative from Calfordseaden and the council's investment manager for major works.
38. As detailed in paragraphs 53 and 54, a project board will be established and this board will approve all documentation prior to its issue to prospective tenderers and will ratify all of the evaluations completed by officers or agents of the council on this scheme.

### **Community impact statement**

39. The level of disturbance or disruption to the general public is considered to be considerable. However, the site is to be vacant and will be hoarded off to prevent the public gaining access to the works.
40. The construction of new homes for rent and the refurbishment of Maydew House which is currently largely empty and where a decant programme is underway will have a positive impact on the local community and the council's housing waiting list.
41. The proposed environmental works will not adversely affect any one particular group and the relocation of the Bede centre will enable the management of the Bede to actively participate in the design in order to increase the benefit to the local community of the Bede.
42. The successful contractor will be encouraged to utilise local labour markets to deliver the works.

### **Economic considerations**

43. It is envisaged that expressions of interest will be submitted by interested parties within the EU in response to the published OJEU advertisement.
44. As the contract will also be advertised on the council's website, it is anticipated that this will also attract the interest of more local companies.
45. The estimated cost of this contract excluding the risk pot (including fees) is £24.2m; the estimated contract period is 208 working weeks.

### **Social considerations**

46. Contractors will be required to demonstrate that they operate an Equal Opportunities Policy.
47. In November 2012, the council became an officially accredited London Living Wage (LLW) Employer and is committed to ensuring that, where appropriate, contractors engaged by the council to provide works or services within Southwark pay their staff at a minimum rate equivalent to the LLW rate. It is expected that payment of the LLW by the successful contractor for this contract will result in quality improvements for the council. These should include a high



calibre of multi-skilled operatives that will contribute to the delivery of works on site and will provide best value for the council. It is therefore considered appropriate for the payment of LLW to be required. The successful contractor will be expected to meet the LLW requirements and contract conditions requiring the payment of LLW will be included in the tender documents. As part of the tender process, bidders will also be required to confirm how productivity will be improved by payment of LLW. Following award, these quality improvements and any cost implications will be monitored as part of the contract review process.

48. Contractors will be encouraged to register with and seek to secure accreditation through the TfL Fleet Operator Recognition Scheme (FORS).
49. The contract will require the successful contractor to provide apprenticeships and school work placements.

### **Environmental considerations**

50. The proposed works includes the removal of asbestos from all areas, totally gutting out the existing internals of all 23 storeys back to the brickwork, potentially adding up to 6 new floors on top of the existing structure, 2 new lifts for residents, plus a new goods lift, demolition of the Bede Centre and its relocation, new build on the Bede site, car parking, external cladding to Maydew House, new door entry system, new CCTV security system, and considerate soft and hard external landscaping of areas.
51. The new build properties will be connected to the council's communal heating and hot water infrastructure in order to benefit from the energy provision from SELCHIP.

### **Plans for the monitoring and management of the contract**

52. The contract will be managed on a day to day basis by a team within Calfordseaden including building surveyors, clerk of works, structural and mechanical engineers, a fire engineer, valuers and quantity surveyors. Finances will be managed by Calfordseaden's QS albeit that the design and build nature of the proposed contract will mitigate financial pressure on the council.
53. In addition to the professional staff provided by Calfordseaden, there will be a full time dedicated contract manager, a customer relationship officer and a project manager from the council's major works team allocated to this scheme who will monitor both the external and internal professional staff and the successful contractor's performance and arrange regular meetings with the residents' project team at which contractor performance will be discussed.
54. The officer team detailed above will report on a monthly basis to a project board comprising the head of major works, the investment manager, the investment delivery manager and a representative from regeneration. Throughout the procurement period the project team will be supplemented by additional members from legal services and the procurement team.
55. This project board will ensure the procurement process is robust and scrutinise contract performance against; programme, spend forecast, income levels, resident satisfaction and completions as well as ratify decisions made by the site team within the previous period to ensure the project as a whole remains within identified acceptable parameters.

56. Resident involvement in the monitoring of the project will be via the project team which has been established and meets regularly in the evening and incorporates residents who have expressed an interest in returning to the refurbished block and as well as residents from the neighbouring blocks.

### Staffing/procurement implications

57. The letting of this contract will have no staffing implications. The existing delivery team in major works has already been supplemented by a dedicated contract manager on a fixed term contract to assist with this scheme and will undertake the roles described in the paragraph above.

### Financial implications

58. The anticipated profile of expenditure is set out below:

	Previous years	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Works	0	0	6,000,000	6,000,000	6,000,000	4,000,000	22,000,000
Fees		350,000	550,000	550,000	450,000	300,000	2,200,000
Total		350,000	6,550,000	6,550,000	6,450,000	4,300,000	24,200,000

59. The cost of these works will be met from the budget allocated to the Abbeyfield Estate by cabinet on 20 March 2012 with the additional units on Maydew House being self funded by sales of a proportion of the new units and the new build on the land mass currently occupied by Bede being funded from the regeneration budget for the delivery on new build council homes.

60. The estimated costs are made up as follows:

Maydew refurbishment	£ 13,850,000
Additional floors/units Maydew	£ 2,950,000
<u>Re-provision Bede and new build</u>	<u>£ 5,200,000</u>
Total	£ 22,000,000

### Investment implications

61. Following approval of the earlier report to cabinet in March 2012, provision has been built into the housing investment programme (HIP) for the proposed expenditure by the re-profiling of the existing approved resources for the acquisition of leasehold properties at Maydew House and refurbishment to the estate, together with additional resources to cover the full scheme costs as identified in that report. This was for £11,000,000 Warm, Dry and Safe funding and £4,197,767 High Investment Needs Estate (HINE) Funding.
62. The additional flats created by extending Maydew House vertically will be self funding via proportional sale on the open market of void properties. This new-build part of the structure will provide additional resources for general needs housing as well as for sale which, in turn, will result in a lower proportion of the block as a whole being sold than envisaged by cabinet on 20 March 2012.

63. The new build on adjacent land that will be made available by the re-siting of the Bede Centre within the curtilage of Maydew House will be funded from the yet to be identified resources for the new build council housing project.

### **Legal implications**

64. Please see comments from the director of legal services.

### **Consultation**

65. All residents (tenants and leaseholders) in Maydew House and absent leaseholders have been consulted regarding the proposed total refurbishment works. All residents including temporary accommodation tenants will have been moved out by January 2015 - prior to the commencement of any works on this project. Maydew House will be entirely vacated.
66. Formal consultation with leaseholders on these proposals took place within the options appraisal process and since the cabinet approval, financial settlements have been agreed with all leaseholders to buy back the leases in order that Maydew House will be empty for the commencement of works in March 2015.
67. A project team incorporating tenants who wishes to return upon the completion of the contract will be formed to meet on a regular basis and act as a conduit for information flow between the residents in general and officers.

### **Other implications or issues**

68. Not applicable.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Head of Procurement**

69. This report is seeking approval of the procurement strategy for improvement works to Abbeyfield Estate. The report confirms the reasons for the improvement works and explains that if possible the works will include expanding the Maydew House block by building additional floors. These additional works are currently being explored and will need to meet certain criteria. Final decisions regarding their inclusion in the works contract will be made by the project board following approval from the cabinet member.
70. The procurement options considered and discounted for this procurement are contained in paragraphs 20 to 21. Paragraph 23 confirms that there are no major risks identified for this procurement.
71. The procurement timeline is reasonable and achievable provided adequate and appropriate resources are available as and when required.
72. Evaluation will be based upon a weighted model, 70/30 in favour of price which is in line with the council's current recommended approach. The detailed methodology and criteria will be agreed at project board level.
73. Corporate procurement will continue to support this procurement project with representation on both the project team and project board.

## **Director of Legal Services**

74. This report seeks the approval of cabinet to the procurement strategy for a works contract for Abbeyfield Estate HINE (Maydew House) at an estimated value of £22m for an estimated period of 208 weeks as outlined in this report.
75. Contract Standing Orders (CSO) 5.4 requires all reasonable steps to be taken to obtain at least 5 tenders following a publicly advertised competitive tendering process for non-construction works and services over £75,000 and construction works and services over the EU threshold.
76. It is considered that these works fall under the Public Contracts Regulations 2006. As the estimated value of this contract exceeds the relevant EU threshold it must also be tendered in accordance with those Regulations.
77. Paragraphs 21 and 22 of this report confirm that a restricted two stage tendering procedure is proposed which will comply with EU regulations and CSO tendering requirements.
78. As this contract is classified as a strategic procurement, CSO 4.4.2 a) reserves the decision to the cabinet or cabinet committee to authorise the proposed procurement process, after consideration by the corporate contracts review board (CCRB) of the report.
79. The leader is asked to delegate authority to the cabinet member for housing for the later award of the contract, for the reasons noted in paragraph 17. The leader can agree to vary the delegation of executive functions in a number of ways, one being in a report to cabinet by agreeing a separate recommendation to this effect.

## **Strategic Director of Finance and Corporate Services (FC14/004)**

80. The Strategic Director of Finance and Corporate Services notes the recommendations in this report for the procurement of a works contract for the Abbeyfield Estate High Investment Needs Estate (Maydew House). The report identifies that there will be a subsequent decision on the extent of the works prior to the issue of tender documentation.
81. The financial and investment implications confirm that £13.85m of the cost of these works will be met from the budget allocated to the Abbeyfield Estate by cabinet on 20 March 2012. If pursued, sale proceeds of £2.95m are required for the proposed additional units on Maydew House to be self funded, and £5.2m would be required for the new build on the land currently occupied by the Bede House charity which is to be funded from the regeneration budget for the delivery on new build council homes.
82. Based on the current procurement timeline, the contract is anticipated to be covered by four consecutive financial years, commencing with 2014/15, and expenditure, receipts and project progress must be carefully monitored throughout to ensure there are sufficient resources to meet the estimated contract price.
83. Further information on the extent of the works and the contract price obtained will be provided as part of a subsequent report when the contract is recommended for award.

### Head of Specialist Housing Services (For Housing contracts only)

84. All sold properties within Maydew House have now been bought back, so there are no statutory consultation or service charge implications for this scheme.
85. Specialist Housing Services (SHS) are responsible for the garage portfolio and liaison will be required between the project team and the garage team to ensure that all garages under the block are vacant prior to work starting, and are able to be let immediately once the work completes.
86. It is recognised that the precise number of flats to be sold outright and on shared ownership terms has yet to be decided. Again, SHS although not directly involved in the marketing of void units for sale, will need to ensure that the leases granted allow for the straightforward construction and collection of service and rent charges in the future. For ease of future financial as well as building management it is crucial that the terms of the precedent leases broadly match those used for sales under the statutory Right to Buy Scheme and Social Homebuy Scheme.
87. Those newly refurbished flats that are to be let on secure tenancies will be subject to the statutory Right to Buy. The potentially high future value of the refurbished flats when compared to the costs of carrying out the refurbishment works means it is probable that the cost-floor determination under section 131 of Housing Act 1985 will not reduce the discount attributable to the purchase price.

### BACKGROUND DOCUMENTS

Background Documents	Held At	Contact
Cabinet report 20 March 2012	Major Works, 160 Tooley Street	Winston McLeod 020 7525 5215
<b>Link:</b> <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=3821&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=3821&amp;Ver=4</a>		

### APPENDICES

No	Title
None	

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Richard Livingstone, Housing	
<b>Lead Officer</b>	David Markham, Head of Major Works	
<b>Report Author</b>	Kevin Orford, Project Manager, Bermondsey & Rotherhithe	
<b>Version</b>	Final	
<b>Dated</b>	9 July 2014	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Head of Procurement	Yes	Yes
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Head of Specialist Housing Services	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	9 July 2014	